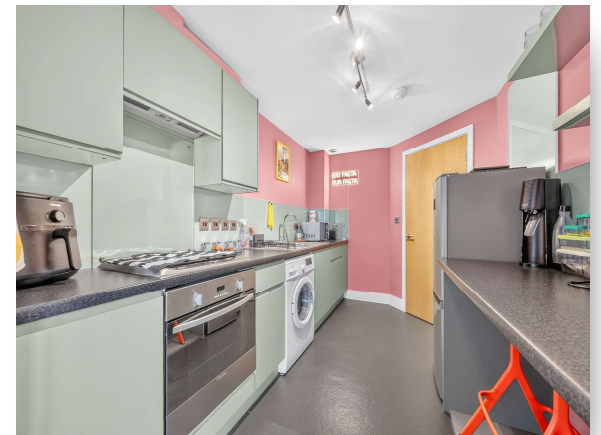


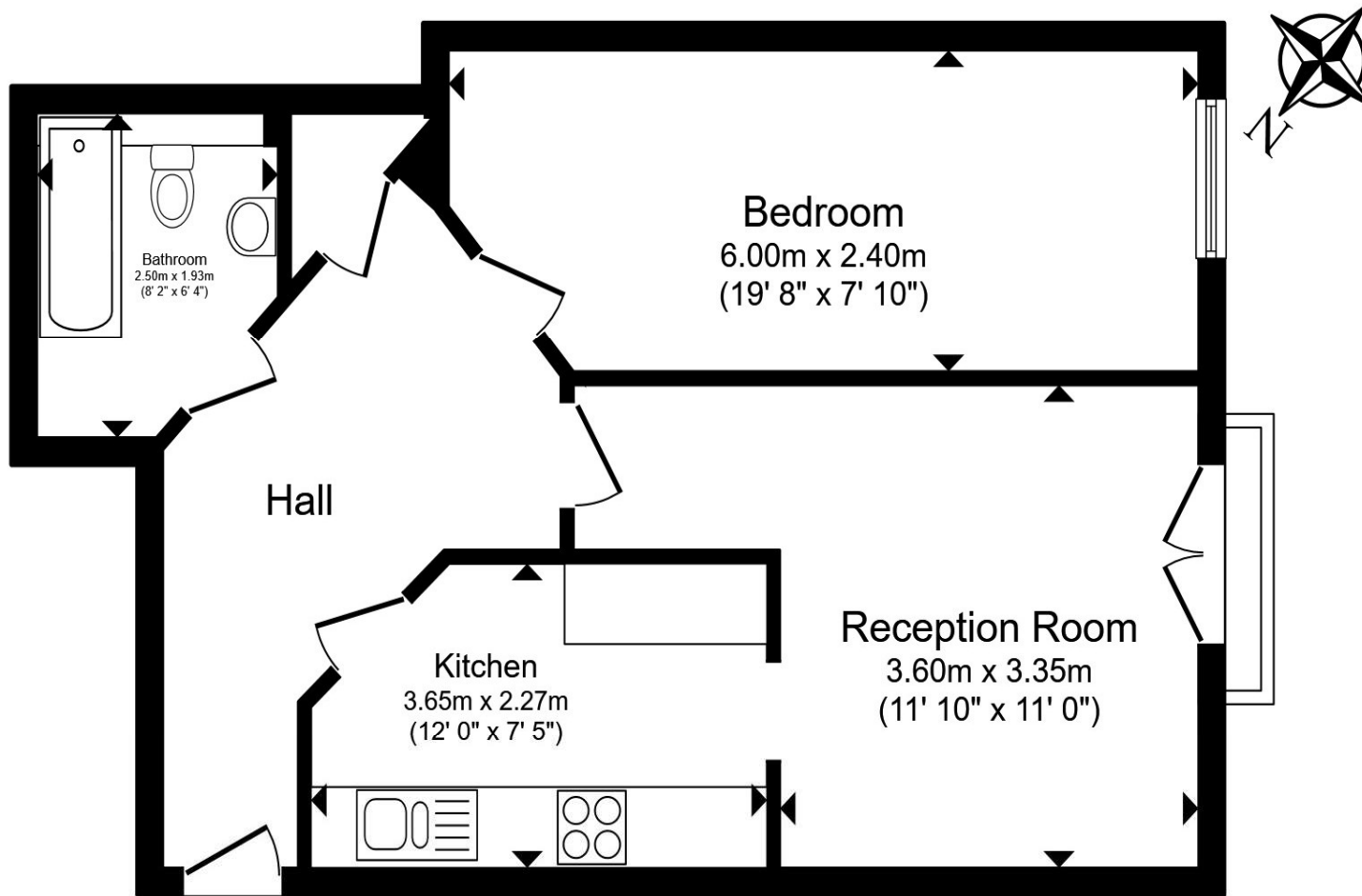


Kingfisher Court Wandle Road, Croydon CR0 1BW

welcome to
Kingfisher Court Wandle Road, Croydon

Situated on the upper floor of the popular Kingfisher Court development, this well-presented one-bedroom apartment offers bright and spacious accommodation, making it an ideal first-time purchase, investment opportunity, or London commuter base.





Total floor area 51.9 m² (559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The spacious double bedroom is well-proportioned with enough space for a large wardrobe or built-in storage facility, while the modern bathroom is fitted with a contemporary white suite. A welcoming entrance hall offers additional storage and completes the accommodation. Residents of Kingfisher Court enjoy access to a well-maintained communal garden, including two roof terraces (one on the third floor and one on the fourth), perfect for relaxing outdoors. Parking is available via on-street permit parking, and the development is conveniently positioned within easy reach of Croydon's extensive amenities.

We have been advised by the seller that a lease extension is intended to be completed. Further details are available upon request. The unexpired lease term will therefore be subject to change and should be verified by your solicitor during the conveyancing process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Kingfisher Court Wandle Road, Croydon

- One-bedroom upper floor apartment
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom
- Well-presented throughout

Tenure: Leasehold EPC Rating: B

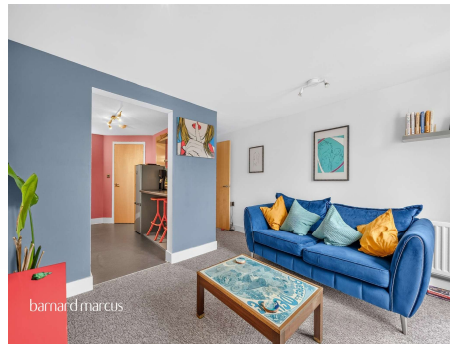
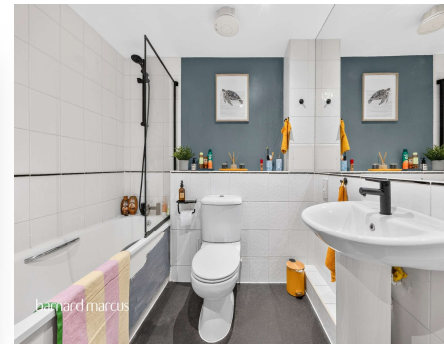
Council Tax Band: C Service Charge: 1914.58

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110300



Property Ref:
SCS110300 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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